

**HISTORIC RESOURCES COMMISSION  
MEETING AGENDA  
Thursday, December 17 , 2015  
6:00 p.m.  
50 W. Gay St. – First Floor - Conference Room ‘B’**

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission’s next meeting. If you have any questions please call the city’s Historic Preservation Office at 645-8040.

If you need assistance in participating in this meeting due to a disability under the ADA, please call the City’s ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER**
- II. NEXT BUSINESS MEETING—THURSDAY, January 14, 2016.**
- III. NEXT COMMISSION MEETING—THURSDAY, January 21, 2016.**
- IV. SWEARING IN OF STAFF**
- V. APPROVAL OF Thursday, November 19, 2015, MEETING MINUTES**
- VI. STAFF APPROVALS**
- VII. PUBLIC FORUM**
  - Sandstone Curb Replacement in Historic Districts—Shiloh Todorov, Executive Director, German Village Society

**STAFF RECOMMENDATIONS**

**1. 15-12-6b**

**663 Wilson Avenue**

**Old Oaks Historic District**

**F. Michael Curley (Applicant/Owner)**

*An Application with current photos, detailed work description, and site plan has been submitted. The Application has been separated into Item ‘a’ for Staff Approval (see below) and Item ‘b’ for Staff Recommendation for clarity of action. The Applicant/Owner has consulted with the Historic Preservation Officer on site. Measured drawing and interior/exterior photos of the frame garage has been requested.*

**Remove Existing Wood-Frame Garage**

- Provide measured drawings and interior/exterior photos of the exiting, single-car, wood-frame garage which is beyond repair.
- Remove the deteriorated, single-car, wood-frame garage completely including the existing pad in preparation for construction of a new, two-car garage. New garage plans to be reviewed and approved by the H. R. C. prior to beginning construction.

**2. 15-12-11**

**663 Wilson Avenue**

**Old Oaks Historic District**

**F. Michael Curley (Applicant/Owner)**

*An Application with current photos has been submitted. The Applicant/Owner has consulted with the Historic Preservation Officer on site.*

**Remove and Install New Asphalt Shingle Roof**

- Remove all shingles roofing down to the sheathing.
- Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.

**Select one of the following finish options at the Owner's option:**

**Option 1:**

- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
CertainTeed	Carriage House (dimensional)	Stonegate Gray
GAF	Slateline (dimensional)	English Gray Slate Weathered Slate
Certain Teed	(standard 3-tab)	Nickel Gray
GAF	Royal Sovereign (standard 3-tab)	Nickel Gray
Celotex	(standard 3-tab)	Heritage Gray Slate Gray
Owens Corning	(standard 3-tab)	Estate Gray
Tamko	(standard 3-tab)	Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" to match the new shingle color.
- Upon completion, all metal valleys and flashing are to be painted "gray" to match the new shingle color.
- Replace EPDM rubber with new ISO Board & .045 EPDM rubber per industry standards and all applicable City Building Codes.

**Option 2:**

- Install new standing seam metal roof system per manufacturer's specifications and all applicable City Building Codes.
- Metal color to be 'medium gray'.

**HOLDOVERS**

**3. 15-11-15c**

**649 Linwood Avenue**

**Old Oaks Historic District**

**Blue Chip Development/Attn.: Derek Overcashier (Applicant/Owner)**

*C. of A. #15-11-15b was issued as a foundation start at the direction of the H. R. C. following presentation by the Historic Preservation Officer at the November 12<sup>th</sup> Business Meeting. New garage finish specifications have been supplied as directed per C. of A. 15-11-15b (see below).*

Construct New Frame Garage

- All work to be as per submitted Roof/Wall Specs, site plan, and finish details.

The following is taken from the November 19<sup>th</sup> Meeting Minutes:

STAFF APPROVAL

*Approve Application #15-11-15b, 649 Linwood Avenue, Old Oaks Historic District, as submitted and with all clarifications and/or revisions noted.*

Demolish Garage

- *Demolish existing deteriorated wood-frame garage and dispose of all debris per City Code.*
- *The Historic Resources Commission recommends that the Applicant/Owner salvage any/all building materials from the garage structure and make available for reuse as a part of the deconstruction process where possible.*
- *Former garage site to be graded and seeded in grass seed following the demolition.*
- *Current interior and exterior photos and measured drawing of the existing frame garage have been provided for placement in the property file for the permanent record prior to demolition.*
- *Applicant/Owner to submit plans for new garage to the Historic Preservation Office staff for placement on a future Historic Resources Commission meeting agenda for review and approval.*

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:15 P.M.**

**4. 15-10-10b(2)**

**1321-25 Bryden Road**

**Bryden Road Historic District**

**Kim Barrett (Applicant/Owner)**

*Following the presentation of the Staff Report and ensuing discussion with the property owner and the commissioners present, Application #15-10-10b was separated into Items '1' and '2' for clarity of action; votes were taken, and results recorded as indicated.*

**15-10-10b (2)**

Repair/Replace Fence

Continue Application 15-10-10b (2), 1321-25 Bryden Road, Bryden Road Historic District, and direct the Historic Preservation Officer to place on the December 17<sup>th</sup> Regular Meeting agenda for further consideration. The Preservation Office staff is requested to research the Bryden Road Historic District files regarding past privacy fence approvals and specifications granted.

MOTION: Clark/Wolf (5-0-0) CONTINUED

**NEW APPLICATIONS**

**5. 15-12-12**

**350 S. High Street**

**South High Commercial Historic Group**

**DaNite Sign Co. for Andy Callif (Applicant)**

**Gray Gables Realty (Owner)**

*An Application with site plan, current photos, and proposed new sign photo shop color rendering has been submitted. The Applicant has consulted with the Historic Preservation Officer.*

Sign Approval Requested

- Remove existing cloth banners which were installed prior to review and approval.
- Install two (2) new projecting wall signs per submitted scaled renderings.
- New signs to be installed in brackets in metal plates installed in the masonry wall per submitted scaled rendering.

- Both signs to be installed under the existing ground floor walkway roof with exact locations to be determined in consultation with the Historic Resources Commission.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30P.M.**

**6. 15-12-13**

**15 East Northwood Avenue**

**Northwood Park Historic District**

**Eventide, Inc. (Applicant/Owner)**

*Code Order #3116.04—Certificate Required—was issued by City Code Enforcement. An application has been submitted. Signage requirements for the Historic Resources Commission Historic Districts was approved and adopted at the regular meeting on August 20, 2015.*

Sign Approval Requested

- Request approval of existing sign installed on the second-story front elevation which reads”  
614-297-0496  
EVENTIDE RENTALS  
[WWW.OSURENT.COM](http://WWW.OSURENT.COM)

*The following is taken from the Approved Minutes of the August 20, 2015 Historic Resources Commission meeting:  
Signage Guidelines for H. R. C. Districts*

*Establish the following guidelines for signage posted on private residential properties in any and all historic districts or individually listed properties subject to exterior review and approval by the Historic Resources Commission as per City Code Chapters 3116 and 3117.*

- *In the residential areas of the historic districts, signage is to be incorporated without damaging or obscuring significant architectural features and details. Signage options have been developed and reviewed in the interest of providing consistency of location and scale throughout the Columbus Register districts subject to Historic Resources Commission review and approval per City Code. All residential signage requires review and approval by the Historic Resources Commission in accordance with City Code Chapters 3116 and 3117. A Certificate of Appropriateness is required prior to the installation of any/all signage.*
- *One (1) sign only, to be placed on the ground floor, front elevation of the residence in a location that does not damage or conceal significant architectural features or details. Sign to be no larger than eighteen inches wide by twelve inches high (max. = 18”W x 12”H). Text to be limited to phone number and contact/company name. Exact location, size, text, and materials to be submitted to the Historic Resources Commission for review and approval prior to installation of permanent or temporary signage.*

**MOTION: Rowan/Faust (4-2-0) [Clark, Wolf] APPROVED**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45 P.M.**

**7. 15-12-14**

**235 East Lane Avenue**

**Iuka Ravine Historic District**

**G. A. S. Properties (Applicant/Owner)**

*Front porch repairs were completed prior to review and approval by the Historic Resources Commission. An Application with current photos was submitted after contact by City Code Enforcement and the Applicant’s consultation with the Historic Preservation Officer.*

Replace Front Porch Components

- Remove and replace any/all damaged and/or deteriorated front porch wood flooring, railings, and balusters with the new treated wood flooring, railings, and balusters installed prior to commission review and approval.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M.**

## **CONCEPTUAL REVIEW**

### **8. 15-12-9b**

**457 & 459 N. High Street**

**North Market Historic District**

**Triad Architects, Ltd./Attn.: Zachary Price (Applicant)**

**SAW-FOUR, ltd. (Owner)**

*A complete application for Conceptual Review has been submitted with historic photos and current interior and exterior photos. Applicant has consulted with the Historic Preservation Officer. Application #15-12-9 was separated into Items 'a' (see below) and 'b' for clarity of action.*

Rehabilitate 457-459 North High Street Storefront

- Rehabilitation to be consistent with historic photographic records where existing and with existing conditions in accordance with H. R. C. guidelines.
- Pride string course and sign board to match known historic conditions.
- Provide doors at all existing south facade openings.
- Replace existing windows with matching windows on three existing facades (i.e. south, east, and west).
- Remove portion of existing bulkhead below door on west facade and provide means of egress.
- Replace roof, copings, gutters, and downspouts; complete.

## **CONCEPTUAL REVIEW**

### **9. 15-11-13**

**511-555 Park Street, 70-100 Spruce Street**

**North Market Historic District**

**Christopher Meyers, AIA (Applicant)**

**Continental Real Estate/Attn.: David Kass (Owner)**

*A complete application for **third Conceptual Review** has been submitted. The Applicant has submitted elevations indicating that three (3) of the four (4) existing buildings will be incorporated into the new development plans. The proposed addition of a hotel with commercial tenant space and a new parking garage in the North Market historic district represents an exciting opportunity to add additional vibrancy and destination for to the district.*

Remove Portions of Existing Buildings & Construct Two New 8-Story Buildings

- The project includes the construction of two (2) eight-story (8-story) buildings with partial preservation/restoration of three (3) of the four (4) existing buildings currently on the site which have now been incorporated into the new overall building design.
- The proposed new building will occupy the corner of Park and Spruce Street on the site located partially in the North Market Historic District.
- New building to be a 151-key AC Hotel by Marriott with hotel lobby and a commercial tenant space on the first floor.
- Significant streetscape improvements to enhance the pedestrian character of the neighborhood.  
Second new building includes four (4) stories of parking garage with four (4) stories of office space above.

## **STAFF APPROVALS**

### **• 15-12-1**

**640-42 Linwood Avenue**

**Old Oaks Historic District**

**Taisean Glover (Applicant/Owner)**

Approve application #15-12-1, 640-42 Linwood Avenue, Old Oaks Historic District, as submitted, with all clarifications as noted.

Exterior Painting—House & Garage

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.

- Finish paint color scheme to match the existing exterior color(s),  
or  
Applicant/Owner to submit new color(s) chips to the Historic Preservation Office staff for final review and approval prior to applying the finish coat(s).
- **Any previously unpainted, masonry (i.e., brick/stone/concrete, foundation, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

#### Replace Gutters & Downspouts

- Remove all hung gutters and downspouts and replace with new gutters and downspouts of appropriate size to ensure proper drainage.

#### Repair Box Gutters

- Examine all box gutters on porch roofs and make any repairs and/or replace existing box gutter system on all elevations with new materials of appropriate dimension and profile. Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal down spouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

#### Repair Soffits & Fascia

- Replace any/all damaged, deteriorated, and missing wooden eave soffit and fascia with new wood of same dimension and profile: like-for-like.

#### Repair Porch Flooring

- Prime and finish coat all new and/or bare wood surfaces with exterior primer and top coat according to manufacturer's specifications. All exterior paint colors to match existing: like-for-like.

#### Repair Fence(s)

- Repair all existing wooden property fence sections, as necessary.
- All new wood to be of same dimension and profile, like-for-like.
- All fence to be painted or opaque stained upon completion of any/all repairs. Finish paint or stain chip to be submitted for final approval and inclusion in the permanent property record.

### • 15-12-2

#### **390-92 E. Town Street**

#### **East Town Street Historic District**

**Feazel Roofing/Attn.: Steve Wilson (Applicant)**

**390-2 E Town St Ltd/Attn.: Scott Worcester(Owner)**

Approve application #15-12-2, 390-92 E. Town Street, East Town Street Historic District, as submitted, with all clarifications as noted.

#### Remove and Install New Asphalt Shingle Roof

- Remove all shingles and EPDM rubber roofing to the sheathing.
- Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
CertainTeed	Carriage House (dimensional)	Stonegate Gray
GAF	Slateline (dimensional)	English Gray Slate Weathered Slate
Certain Teed	(standard 3-tab)	Nickel Gray
GAF	Royal Sovereign (standard 3-tab)	Nickel Gray
Celotex	(standard 3-tab)	Heritage Gray Slate Gray
Owens Corning	(standard 3-tab)	Estate Gray
Tamko	(standard 3-tab)	Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” to match the new shingle color.
- Upon completion, all metal valleys and flashing are to be painted “gray” to match the new shingle color.
- Replace EPDM rubber with new ISO Board & .045 EPDM rubber per industry standards and all applicable City Building Codes.

- **15-12-3**

**390-92 E. Town Street**

**Michael W. Donnally (Applicant)**

**Old Beechwold Historic District**

**Patricia Donnally (Owner)**

Approve application #15-12-3, 177 Rustic Place, Old Beechwold Street Historic District, as submitted, with all clarifications as noted.

Install Satellite Dish

- Install a new satellite dish behind the rear brick chimney per location indicated on the photo submitted for final review and approval and placement in the H. P. O. property file.
- New satellite dish to be installed per manufacturer’s specifications and in accordance with all applicable City Building Codes.
- Satellite dish to be removable without causing damage to the Old Beechwold Historic District residence.

- **15-11-15b**

**649 Linwood Avenue**

**Blue Chip Development/Attn.: Derek Overcashier (Applicant/Owner)**

**Old Oaks Historic District**

Approve Application #15-11-15b, 649 Linwood Avenue, Old Oaks Historic District, as submitted and with all clarifications and/or revisions noted.

Garage Foundation

- Construct a new garage foundation and footer per submitted section drawing and site plan reviewed and approved by the Historic Preservation Officer and dated November 23, 2015.
- The foundation start plan is in accordance with the previously approved Certificate of Appropriateness #15-11-15a and is granted to ensure a construction start in consideration of the time of year

**[NOTE: Applicant/Owner has submitted plans for the new frame garage to the Historic Preservation Office staff for placement on the December 17, 2015 Historic Resources Commission meeting agenda for final review and approval of the entire new building plans.]**

- **15-12-4**

**1341 Bryden Road**

**Bryden Road Historic District**

**Precision Slate & Tile Roofing (Applicant)**

**Yvonne Atkins (Owner)**

*Detailed color photos of the existing slate roof have been submitted to the Historic Preservation Office staff. The slate is ribbon slate and delamination and separation is evident throughout all elevations.*

Approve application #15-12-4, 1341 Bryden Road, Bryden Road Historic District, as submitted, with all clarifications as noted.

Remove All Slate and Install New Asphalt Shingle Roof

- Remove all existing ribbon slate shingles which is beyond repair down to the sheathing.
- Dispose of all debris according to Columbus City Code.
- Retain all clay tile roof ridge capping for re-installation following all roof repairs and re-shingling as noted below.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

GAF

Style:

Slateline (dimensional)

Color:

English Gray Slate

- All ridges to be capped with the original clay tile roof ridge capping retained during tear-off as specified above.
- Upon completion, all metal valleys and flashing are to be painted "gray" to match the new shingle color.

Repair/Reline Box Gutter System--Complete

- Examine all box gutters on main roof and porch roofs and make any repairs and/or replace existing box gutter system on all elevations with new materials of appropriate dimension and profile. Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal down spouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **15-12-5**

**2108 Indianola Avenue**

**John Jahn (Applicant)**

**Indianola Forest Historic District**

**George Kanellopoulos (Owner)**

Approve application #15-12-5, 2108 Indianola Avenue, Indianola Forest Historic District, as submitted, with all clarifications as noted.

Replace Deteriorated Header Beam--Rear

- Remove deteriorated header beam per 'Section Detail' submitted and install any/all necessary temporary structural support members in accordance with all applicable building standards and Columbus Building Code requirements.
- Install new header beam according to 'First Floor Proposed Plan', 'Section Detail', and 'East Elevation' drawings submitted.
- All siding and finish trim elements to match the existing siding and trim elements in material, dimensions, and finish upon completion.

• **15-12-6a**

**663 Wilson Avenue**

**Old Oaks Historic District**



**F. Michael Curley (Applicant/Owner)**

*An Application with current photos, detailed work description, and site plan has been submitted. The Application has been separated into Item 'a' for Staff Approval and Item 'b' (see above) for Staff Recommendation for clarity of action.*

Approve Application #15-12-6a, 663 Wilson Avenue, Old Oaks Historic District, as submitted and with all clarifications and/or revisions noted.

Repair/Reline Box Gutter System--Complete

- Examine all box gutters on main roof and porch roofs and make any repairs and/or replace existing box gutter system on all elevations with new materials of appropriate dimension and profile. Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal down spouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Repair Rear Porch & Pantry Room

- Make any/all repairs to the existing rear porch roof, rails, siding, trim, ceiling complete. Any/all new wood to siding and trim to match the existing wood siding and trim in dimension, profile, and style like-for-like.

Exterior Painting—House

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish paint color scheme to match the existing exterior color(s),  
or  
Applicant/Owner to submit new color(s) chips to the Historic Preservation Office staff for final review and approval prior to applying the finish coat(s).
- **Any previously unpainted, masonry (i.e., brick/stone/concrete, foundation, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.
- **15-12-6a**

- **15-12-7**

**220 E. Lane Avenue**

**George Sevanos (Applicant)**

Approve application #15-12-7, 220 East Lane Avenue, Indianola Forest Historic District, as submitted, with all clarifications as noted.

Install New Windows (Complete)

- Due to deterioration of all existing aluminum slider windows on all elevations, remove all window units completely and dispose of any/all debris per City Code.
- Install new, Model 0700, Alside, single-hung window units to fit the existing openings; like-for-like.
- The replacement window units are appropriate for the age and style of the 220 East Lane Avenue property and are in keeping with the architectural style and age of this specific property specifically.

**Indianola Forest Historic District**

**GAS Properties (Owner)**

- **15-12-8**  
**643-647 Linwood Avenue** **Old Oaks Historic District**  
**Able Roof (Applicant)** **Project Renewal, LLC (Owner)**  
Approve Application #15-12-8, 643-647 Linwood Avenue, Old Oaks Historic District, as submitted and with all clarifications and/or revisions noted.  
Re-roof Bay Window Roofs (2)
  - Tear off both (2) existing bay window unit roof shingles down to the sheathing (+/- 43 sq ft.) and dispose of all debris per City Code.
  - Install new GAF Royal Sovereign shingles; color to be “Nickel Grey”
  
- **15-12-9a**  
**457 & 459 N. High Street** **North Market Historic District**  
**Triad Architects, Ltd./Attn.: Zachary Price (Applicant)** **SAW-FOUR, Ltd. (Owner)**  
Approve Application #15-12-9a, 457 & 459 N. High Street, North Market Historic District, as submitted and with all clarifications noted.  
Spot Tuck Point
  - Check all mortar joints on all exterior elevations for soundness.
  - All sound mortar to remain in place. Use hand tools to remove any/all loose mortar to a depth of 3/4", moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile.
  - New mortar must be softer than the brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2- “Repointing Mortar in Historic Brick Buildings”)Paint Exterior
  - Repair and/or replace all damaged, deteriorated, and missing wood trim and siding elements as necessary.
  - All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.
  - Prepare all wood windows and exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
  - Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications.
  - Finish coat all exposed wood surfaces on the building with exterior paint in accordance with manufacturer’s specifications and industry standards.
  - **Finish paint schedule is to be submitted to the Historic Preservation Office staff for final review and approval in consultation with the Historic Resources Commission prior to applying any topcoats.**
  - **All unpainted masonry surfaces are to remain unpainted.**
  
- **15-12-10**  
**55 E. Oakland Avenue** **Northwood Park Historic District**  
**AHS Properties, LLC/Attn.: Harvey Solomon (Applicant/Owner)**  
Approve Application #15-12-10, 55 E. Oakland Avenue, Northwood Park Historic District, as submitted and with all clarifications noted.  
Re-roof Front Porch
  - Remove all existing roofing membrane and dispose of all debris per City Code.
  - Install new rubber membrane and flashing per manufacturer’s specifications and City Building Code.

- **15-11-15c**

**649 Linwood Avenue**

**Old Oaks Historic District**

**Blue Chip Development/Attn.: Derek Overcashier (Applicant/Owner)**

Approve Application #15-11-15, 649 Linwood Avenue, Old Oaks Historic District, as submitted and with all clarifications and/or revisions noted.

**Demolish Garage**

- Demolish existing deteriorated wood-frame garage and dispose of all debris per City Code.
- The Historic Resources Commission recommends that the Applicant/Owner salvage any/all building materials from the garage structure and make available for reuse as a part of the deconstruction process where possible.
- Former garage site to be graded and seeded in grass seed following the demolition.
- **Current interior and exterior photos and measured drawing of the existing frame garage have been provided for placement in the property file for the permanent record prior to demolition.**
- **Applicant/Owner to submit plans for new garage to the Historic Preservation Office staff for placement on a future Historic Resources Commission meeting agenda for review and approval.**

**IX. NEW BUSINESS**

**X. ADJOURN**

